

FEB 4 4 35 PM 1969

TITLE TO REAL ESTATE--Leatherwood, Walker, Todd & Mann, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

ELLIE FARNSWORTH
R.M.C.

BOOK 861 PAGE 287



KNOW ALL MEN BY THESE PRESENTS, that I, W. Forrest Chapman

in consideration of Eight Hundred and no/100 (\$800.00)----- Dollars,
and assumption of mortgage as hereinafter set forth
to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s), the receipt of which is hereby acknowledged, have granted,
bargained, sold and released, and by these presents do grant, bargain, sell and release unto

Charles A. Bearden and Linda W. Bearden, their heirs and assigns forever:

All that certain piece, parcel or lot of land in the City of Greenville lying and situate on the northern side of Ridgecrest Drive in the City and County of Greenville, State of South Carolina, being known and designated as Lot No. 71, plat of Vista Hills filed in the R.M.C. Office for Greenville County in Plat Book P at Pages 148-49 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Ridgecrest Drive at the joint front corner of Lots No. 70 and 71 and running thence along the joint line of said lots, N. 39-15 W. 178 feet to an iron pin; thence S. 50-14 W. 77 feet to an iron pin at the joint rear corner of Lot No. 71 and 72; thence with the joint line of said lots, S. 39-15 W. 177.3 feet to an iron pin on the northern side of Ridgecrest Drive; thence along Ridgecrest Drive, N. 50-45 E. 77 feet to the point of beginning.

This conveyance being subject to all existing rights of way, easements, and restriction on or affecting said property

As part of the consideration for the conveyance, the Grantees herein agree to assume a mortgage given by the Grantor to C. Douglas Wilson in the amount of \$11,600.00, said mortgage being recorded in the R.M.C. Office for Greenville County in Mortgage Book 1020 at Page 335. At the time of this conveyance there was a present outstanding balance of \$11,094.33

See Act No. 300 Section 1

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee's(s') heirs (or successors) and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs (or successors), executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs (or successors), and assigns against the grantor(s) and the grantor's(s') heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s') hand(s) and seal(s) this 4th day of February 19 69
SIGNED, sealed and delivered in the presence of:
W. Forrest Chapman (SEAL)
Carl A. Pruitt (SEAL)
Barbara P. Motley (SEAL)

STATE OF SOUTH CAROLINA } PROBATE
COUNTY OF GREENVILLE }
Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor's(s') act and deed deliver the within deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.
SWORN to before me this 4th day of February 19 69 ..
Carl A. Pruitt (SEAL)
Notary Public for South Carolina.
My Commission Expires: 1/2/78
Barbara P. Motley

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER
COUNTY OF GREENVILLE }
I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee's(s') heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.
GIVEN under my hand and seal this
4th day of February 19 69 ..
Carl A. Pruitt (SEAL)
Notary Public for South Carolina.
W. Forrest Chapman

11-2-1969-61